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BY



**REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, September 28, 2010, 6:00 p.m.

Council Chambers, City Hall

630 E. Hopkins Street

*Sherwood Bishop, Chair
Bill Taylor, Vice-Chair
Randy Bryan, Commissioner
Bucky Couch, Commissioner
Jude Prather, Commissioner
Curtis O. Seebeck, Commissioner
Jim Stark, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner*

AGENDA

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. **NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. **Citizen Comment Period.**
6. **CUP-10-17.** Hold a public hearing and consider a request by Joe Flanagan, on behalf of Bar Entertainment, Inc DBA Nephew's, for a Conditional Use Permit to allow an amendment for the addition of an exterior seating area to an existing Unrestricted CUP for on-premise consumption of mixed beverages for Nephew's at 100 N. Guadalupe St.
7. **CUP-10-23.** Hold a public hearing and consider a request by Baccus Enterprises, on behalf of James Piper, to allow on-premise consumption of mixed alcoholic beverages in a GC district for Chimy's at 217 E. Hopkins.
8. **PC-04-07(01c).** Consider possible action on a request by Melissa Neslund, on behalf of Carma Inc., for a concept plan amendment for the Blanco Vista Subdivision.
9. **PC-04-10(02c). Cottonwood Creek.** Consider possible action on a request by Steve Ramsay, on behalf of Cottonwood Creek JDR, Ltd., for approval of the preliminary plat for Cottonwood Creek, Phase 1, Section 1-C, being 14.62 acres located along State Highway 123 about one mile south of Clovis Barker Road.

- 10. PC-08-07(03a). Village of San Marcos.** Consider possible action on a request by Amy Ledbetter Parham, on behalf The Village of San Marcos, for approval of the Final Plat of The Village of San Marcos Phase II, Lot 1, being 2.934 acres, more or less, in the J.M. Veramendi Survey No. 1, Abstract No. 17, located at 215 S. Reimer Ave.
- 11. PVC-10-04. Windemere.** Hold a public hearing and consider a request by Hermann Vigil, P.E., Vigil and Associates, on behalf of Rob Haug and Vince Wood, for a variance to 7.4.1.2 (f) of the Land Development Code, which requires right-of-way to be dedicated in accordance with city standards for an approximately 235 acre tract out of the T.J. Chambers, E. Burleson, R. Clever, and E. Clark Surveys.
- 12. WPP1-08-0010.** Hold a public hearing and consider possible action on a request by Jacobs Engineering Group, Inc., on behalf of Carma Paso Robles, LLC, for a Qualified Watershed Protection Plan Phase 1 for a subject area including 1338.5 acres - portion 1 located at the terminus of Centerpoint and Hunter Roads, portion 2 located east of Hunter Road and south of Centerpoint Road.
- 13. ZC-10-14.** Hold a public hearing and consider a request by Steve Ramsay, on behalf of Craddock Avenue Partners, to allow a Zoning Change from SF-6 (Single Family) to MU (Mixed Use) for approximately 2.23 acres, located at the southwest corner of Craddock Avenue and Bishop Street.
- 14. Discussion Items.**

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Planning Report

- a. Update on Downtown Coding efforts.
- b. Draft Renewable Energy Ordinance

Commissioners' Report.

- 15.** Consider approval of the minutes from the Regular Meeting on September 14, 2010.
- 16.** Questions from the Press and Public.
- 17.** Adjourn.

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